

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode 13 MONTEREY STREET, ARMSTRONG CREEK VIC 3377

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$590,000 & \$640,000

### Median sale price

Median price \$690,000 Property type House Suburb ARMSTRONG CREEK

Period - From JANUARY 2023 to MARCH 2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 51 FLANNERY CIRCUIT, CHARLEMONT VIC 3217	\$635,000	08/03/2023
2. 17 STUMP JUMP LANE, ARMSTRONG CREEK VIC 3377	\$602,500	07/10/2022
3. 27 MAIDSTONE WAY, CHARLEMONT VIC 3217	\$630,000	23/07/2022

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18/04/2023